

**MINUTES OF THE
JOINT CAPITAL FACILITIES & ADMINISTRATIVE SERVICES
APPROPRIATIONS SUBCOMMITTEE
THURSDAY, FEBRUARY 2, 2006, 2:00 P.M.
RoomW025, West Office Building, State Capitol Complex**

Members Present: Sen. Bill Hickman, Committee Co-Chair
Rep. D. Gregg Buxton, Committee Co-Chair
Sen. Mike Dmitrich
Rep. Roger Barrus
Rep. DeMar “Bud” Bowman
Rep. Stephen Clark
Rep. Wayne A. Harper
Rep. Fred R. Hunsaker
Rep. Michael T. Morley

Members Excused: Sen. Peter Knudson
Pres. John Valentine
Rep. Ralph Becker
Rep. Janice M. Fisher

Staff Present: Steve Allred, Fiscal Analyst
Todd Wardrop, Fiscal Analyst
Bonnie Brinton, Committee Secretary

Public Speakers Present: Cynthia Bioteau, President, Salt Lake Community College
Richard Bouillon, Marketing Manager, Salt Lake Community College
Dan Maldonado, Director, Juvenile Justice Services, Department of Human Services
Barry Conover, Deputy Executive Director, Utah State Tax Commission
Blaine Petersen, Executive Director, Utah State Office of Rehabilitation
Gordon Bissegger, Director, Administrative Services, Courts
Rich Davis, Court Executive, Courts
Keith Stepan, Executive Director, Division of Facilities Construction and Management
David Sundwall, Executive Director, Utah Department of Health
Kyle Stephens, Deputy Commissioner, Department of Agriculture and Food
Patrick Luedtke, Director, Public Health Lab
Karl Wilson, Director, Special Education, Utah State Board of Education

Linda Rutledge, Superintendent, Utah Schools for the Deaf and the Blind
Jim Karpowitz, Director, Division of Wildlife Resources,
Department of Natural Resources
Scott Carver, Executive Director, Utah Department of Corrections
Ken Nye, Government Affairs, Division of Facilities Construction and Management

A list of visitors and a copy of handouts are filed with the committee minutes.

Co-Chair Buxton called the meeting to order at 2:15 p.m. and stated that Rep. Fisher had asked to be excused.

1. State Funded Capital Development Requests

a. Salt Lake Community College (SLCC) - South City Campus Center - Cynthia Bioteau

Cynthia Bioteau, President, thanked the subcommittee for their support of SLCC and recognized staff and students in attendance to support the request of SLCC. She gave a general overview of the request for \$38,418,000 for a Digital Design & Communication Center and Student Life Center.

Richard Bouillon, Marketing Manager, assisted in the presentation.

President Bioteau stated that the SLC School District, SLCC and its Student Association have formed a new collaboration that will allow for 21st Century Digital Technologies Learning across the Arts and Communication disciplines and student life functions and programs that will serve students from high school through an associate degree. She explained that the new facility of 281,277 square feet of space will include 69 technology enhanced classrooms/class laboratories together with a new Student Life Center that will become the hub of the school. Partnership money is available from students in the amount of \$9,887,000, from the SLC School District in the amount of \$3,600,000 for shared usage of the facility, and a request is being made from the Legislature in the amount of \$38,418,000.

Further, the President stated that enrollment in programs associated with this project have increased by 45% over the last four years. Overall, SLCC adds approximately 850 additional students per year.

b. Department of Human Services (DHS) - Weber Valley Detention Center - Dan Maldonado

Dan Maldonado, Director, Juvenile Justice Services, assisted by Frank Romano, Director, DHS, presented information regarding this request for the construction of a new 80-bed, 43,155 square-foot Weber Valley Detention Center for the Division of Juvenile Justice Services.

The Director stated that the existing 34-bed, 19,799 square-foot Weber Valley Detention Center is outdated and undersized to meet the needs of the Juvenile Justice System in this area. In recent years, the existing detention center has been over capacity 42% of the time. The Division would prefer to build the new facility on state property adjacent to the Mill Creek secure facility and convert the old Weber Valley facility to a non-secure residential work camp site.

c. Tax Commission & Public Safety/Department of Public Safety - Joint Driver License/Division of Motor Vehicles (DMV) Buildings - Barry Conover

Barry Conover, Deputy Executive Director, Utah State Tax Commission, made the presentation for a request of \$7,000,000 for a new joint facility for Driver License and the DMV. The facility will be located in the South part of Salt Lake County. Benefits from having a joint facility include shared parking, conference rooms, public restrooms, lunch room, and tele-communications. In addition, a jointly located facility reduces confusion and frustration by the public who often confuse the two divisions.

Co-Chair Buxton stated that he had visited the facility, and he commended Director Conover on his excellent service to the State.

d. Utah State Board of Education - Buffmire Rehabilitation Center Annex - Blaine Petersen

Blaine Petersen, Executive Director, Utah State Office of Rehabilitation, presented the proposal of converting leased space to state-owned space and utilizing funds from the current lease to pay for operations. This would involve relocating two programs: the Disability Determination services and the Division of Rehabilitation services - Downtown District; and building a 36,600 square-foot, two-story building. The request is for \$8,058,840.

Director Petersen stated that the advantages of this proposal would be in maximizing value and utilization of property already owned by the State, creation of a single-site

comprehensive services "campus," improved working conditions because of inadequate leased facilities, long-term facility cost savings, and a portion of the facility-cost savings would be directed to consumer services.

e. Courts - St. George Property and Courthouse - Gordon Bissegger and Rick Davis

Gordon Bissegger, Director, Administrative Services, and Rick Davis, Court Executive, Courts, presented this request for the construction of a new 95,550 square-foot courthouse in St. George. St. George City and other property owners have agreed to exchange about six acres of land located on Tabernacle Street between 1st and 3rd West for the courts property on 2nd South and 1st North. St. George City proposes a three-way property trade which would be a straight-across property acquisition involving the Washington City School District, the Courts and St. George City.

Director Bissegger stated that the 2005 Legislature approved intent language to authorize this trade as soon as design and construction funds are approved. The existing St. George courthouse sits on a 4.4 acre site. The facility does not have sufficient courtrooms or parking to meet current demand and the site is too small for expansion. The total request is for \$27,626,000 which would cover design and construction.

Mr. Davis added that current workload supports the need for nearly five judges. However, the courthouse only has three courtrooms and one hearing room. The lack of courtroom space is delaying the timely processing of cases in both district and juvenile courts.

f. Courts - Ogden Building Acquisition - Gordon Bissegger

Director Bissegger also presented this request for funding to purchase the Old Ogden Post Office Building property and the adjacent Crittenden Paint/Glass Building for a total of 1.95 acres. The request is for \$2,200,000 for the property acquisition. The year after the property is purchased, Courts will request funding from the Legislature to remodel the Old Post Office and add new space for an underground sally port.

The Director stated that preliminary estimates indicate that the cost to remodel the Old Post Office will be approximately \$19.6 million. A donation of \$1.8 million will be made by the private property owner in conjunction with the sale of the property to the state.

Keith Stepan, Executive Director, Division of Facilities Construction and Management

(DFCM), clarified the funding proposal.

g. Utah Department of Health - Unified State Laboratories Revised Building Proposal - David Sundwall and Patrick Luedtke

David Sundwall, Executive Director, Utah Department of Health, introduced the proposal by stating that the request represents a combination of the assets of four agencies: the Departments of Agriculture and Food, Environmental Quality, Health and Public Safety. He introduced Kyle Stephens, Deputy Commissioner, Department of Agriculture and Food, who stated that this Department is supportive of the proposal. The request is for \$41,259,000.

Patrick Luedtke, Director, Public Health Lab, presented information regarding this proposal. He stated that this project will consolidate existing lab functions of the four agencies referred to into a new lab facility equipped with modern safety and engineering features currently lacking at the existing labs. He explained the functions of the labs and the production numbers of inspections, analyses and tests made by the labs. He also referred to the deficiencies and inadequate facilities of the current labs. He concluded the presentation by stating that building this project now will save Utah tax payers millions of dollars--DFCM estimates that the cost of this new building will increase \$500,000 for each month of delay; plus a new facility will increase testing efficiency and safety for all agencies, and improve the public's health.

Co-Chair Buxton expressed his opinion that the subcommittee should consider allocating money to this project to study what needs to be done in a step-by-step proposal to combine all the agency labs while still performing the functions required. Co-Chair Hickman stated his agreement and asked for a meeting with DFCM and the agencies to examine possibilities for a solution.

h. Board of Education - Deaf and Blind Connor Street Replacement - Karl Wilson and Linda Rutledge

Karl Wilson, Director, Special Education, Utah State Board of Education, stated support for the request. Linda Rutledge, Superintendent, Utah Schools for the Deaf and the Blind, presented the request for funding the Connor Street Replacement in the amount of \$10,760,000. This project will construct a new 57,900 square-foot facility to accommodate students and staff from the leased Connor Street location, the leased South Jordan facility, and 12 classrooms from Granite School District.

Superintendent Rutledge stated that this request seeks to consolidate programs,

transportation, and resources to achieve efficiencies. The project will address general growth needs and provide space for the expansion of the USDB Bilingual Bicultural program (JMS) to the 12th grade level within three years. She explained the importance of locating adjacent to an elementary school which allows sharing of certain facilities while providing additional mainstreaming opportunities.

**i. Department of Natural Resources (DNR) - Division of Wildlife Resources (DWR)
Midway Hatchery Restoration - Jim Karpowitz**

Jim Karpowitz, Director, Division of Wildlife Resources, presented the project which will construct new facilities at the Midway Fish Hatchery to replace all of the existing facilities except for one residence. He stated that the Midway Fish Hatchery was closed in March of 2000 because whirling disease was discovered in the hatchery's water system. Over the past two years, the hatchery has developed and tested a new "deep well" water system which has proven to be free from whirling disease.

Director Karpowitz explained that the existing facilities at Midway were not designed to prevent the spread of whirling disease and must be demolished. Now that a disease-free water source has been identified, it is necessary to provide new "clean" raceways and other facilities before production can resume.

The total request is \$5,000,000. Other Funds of \$3.2 million come from DWR's restricted account and the state Fish Hatchery Maintenance Account. This account received a portion of the revenue from license sales.

Rep. S. Clark asked about the construction time table. The Director reported that the construction could be completed in one year. The design of the new facilities will be patterned after other successful hatcheries such as the new Kamas hatchery. The plans and design are nearly completed, and construction could begin this fall if the project is funded.

**j. Utah Department of Corrections - Central Utah Correctional Facility North Side
Expansion - Scott Carver**

Scott Carver, Executive Director, presented the project which will construct a new 192-bed housing pod at the Central Utah Correctional Facility (CUCF) in Gunnison. The 192-bed housing unit will be a proto-typical medium custody facility similar to those previously constructed at Draper and CUCF with some small improvements to the security and life safety systems. The request is for \$20,000,000.

Director Carver also stated that the existing boiler is worn out and will be replaced with a new energy efficient 1,200 HP natural gas boiler. Replacement parts for the boiler are not available, and high quality coal is difficult to obtain. Finally, he stated that without additional housing, Corrections may be forced to consider emergency releases.

Rep. Bowman asked DFCM to research using ground source heat. He stated that some schools have been successful in using this source of energy.

k. DFCM - Richfield Regional Center - Ken Nye

Ken Nye, Government Affairs, DFCM, reported on this project. He stated that there have been some changes made in the request. The square footage has been reduced by 3,000 square feet. The request for funding has remained the same at \$7,236,000. This project will consolidate state agency offices in Richfield into one location. A new 34,000 square-foot state-owned office building will be constructed to house the agencies currently housed in a state owned regional center and employment center along with seven leased facilities. Most of the leases expire in 2008.

Mr. Nye stated that consolidation of agency offices will enhance efficiency and improve service delivery. The collocation of multiple agencies also avoids duplicate space for conference rooms, restrooms, parking, etc. If this project is not funded this year, future actions would include proceeding with programming to clarify the size and cost of the project and identifying the potential site of the building.

3. Other Business

Rep. Hunsaker requested DFCM to provide the subcommittee members with a summary of project readiness for funding. Mr. Stepan agreed to that request.

Mr. Stepan pointed out some projects that have had shortages in their construction and will need additional funding: the Utah State University engineering project which will need \$5 million to complete, Salt Lake Community College which is over budget by \$1.5 million, the Dixie Health Science project and Southern Utah University Teacher Education Building project, both of which will require \$1.5 million to complete.

Co-Chair Hickman referred to the Iron County Convention Facilities in Cedar City which was built ten years ago. Rep. Bowman provided information regarding an outstanding debt of \$587,000 owed by the County. This facility could become part of Southern Utah University (SUU) if the University is able to pay off this debt. President Steve Bennion, SUU, stated that he will explore this possibility with Iron County Commissioners.

Steve Allred, Fiscal Analyst, will provide the subcommittee with priority lists to aid in creating a final priority list of projects to submit to the Executive Appropriations Committee.

MOTION: Rep. Bowman moved to adjourn.

The meeting was adjourned at 5:10 p.m. by Co-Chair Buxton.

The minutes were reported by Bonnie Brinton.

Sen. Bill Hickman
Committee Co-Chair

Rep. David G. Buxton
Committee Co-Chair